



Staff has identified four sub-areas near the Angier-Driver business district where current zoning may be inconsistent with the existing development pattern. Visit stations around the room for more detailed information. Let us know what you think by filling out the questionnaire!



I don't want to move forward.

I am cautious about moving forward.

I am comfortable moving forward.

SUB AREA A: BUSINESS DISTRICT

The intersection of Angier Ave. and S. Driver St. was once the vibrant commercial center of East Durham. After decades of disinvestment, community and City efforts to revitalize the district are having a positive impact. However, zoning rules, particularly for parking, are making it challenging to use and preserve the commercial buildings.



Examples of small commercial storefronts on S. Driver Street

SUB AREA C: COMMERCIAL ZONING

Commercial zoning along Angier Avenue extends north along Briggs Avenue and Guthrie Street into predominantly residential neighborhoods. Planning staff believes this zoning pattern emerged to be in coordination with a planned extension of Briggs Avenue over the Durham Freeway, which will almost certainly not happen.



Commercial development along Angier Ave. contrasts with residential neighborhoods on Briggs Ave.

SUB AREA B: OFFICE ZONING

Despite being home to some of the oldest houses in Durham, the Vale Street neighborhood to the east of Plum Street has historically been zoned for Industrial or Office development.



Examples of historic homes on Vale Street

SUB AREA D: INDUSTRIAL ZONING

Since zoning was established in Durham, land adjacent to the North Carolina Railroad tracks has been zoned for industrial purposes. Prior to the 1980s, this area was zoned for Heavy Industry, but a series of accidents involving hazardous chemicals prompted the City to rezone it for lighter industrial purposes that are less harmful to nearby neighborhoods.



Examples of industrial uses on the north side of the railroad tracks